



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ November 14, 2013 at 7:00 pm

Place 1 Michelle Stephenson	Place 4 Sid Sokol
Place 2 Joel Wixson	Place 5 Richard Allen
Place 3 Ronald Abruzzese – Chairman	Place 6 Betty Saenz
	Place 7 Jeff Seiler - Vice Chairman

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 24 , 2013
4. Director's report to P & Z Commissioners on actions taken by the City Council.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

6. Subdivision Case 11-FP-011: Hold a public hearing and consider action on the Vista Ridge, Phase 2B Final Plat for 7.547 acres more or less; WCAD Parcel R032169; generally located approximately 1,200 feet from the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Leander, Williamson County, Texas. Applicant/Agent: Troy Ulmann, P.E. on behalf of 2012 Vista Ridge, LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

7. Subdivision Case 13-FP-009: Hold a public hearing and consider action on the Borho, Phase 1 Final Plat for 19.917 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of CR 179 and CR 175/Sam Bass Road; Leander, Williamson County, Texas. . Applicant/Agent: James Huffcut, Jr., PE (Pape-Dawson) on behalf of Meritage Homes of Texas, LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

8. Subdivision Case 13-SFP-003: Hold a public hearing and consider action on the Boulders at Crystal Falls, Phase VI Short Form Final Plat for 4.978 acres more or less; WCAD Parcels R435288 and R031805; generally located to the southeast of the intersection of North Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Kurt M. Prossner, PE on behalf of Shops at Crystal Falls, LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

9. Plat Vacate Case 13-PV-001: Hold a public hearing and consider action on the vacation of the G&P Subdivision for 10.001 acres more or less; WCAD Parcels R475132 and R475133; generally located approximately 1700 feet to the west of the intersection of Ronald W. Reagan Blvd & CR 179 on the north side of CR 179 Leander, Williamson County Texas. Applicant: Kevin Flahive (Ambrust & Brown, PLLC) on behalf of Catalina Ranch, LLC

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Subdivision Case 13-TOD-S1-001: Hold a public hearing and consider action on Michelle/Tylerville/Oak Creek Subdivision Stage I/Concept Plan, for 150.9 acres more or less; WCAD Parcels R031720, R395875, and R031699, generally located to the southwest of the intersection of South San Gabriel Parkway and N US 183; Williamson County, Texas. Applicant: Mark Baker on behalf of Robert Wunsch (Waterstone Tylerville, LP) and Tom Rielly (Sentinel/Cotter Leander, LLC).

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

11. Zoning Case 13-Z-020: Hold a public hearing and consider action on the rezoning of a tract of land located 14801 and 14751 Ronald Reagan Blvd; generally located 2,400 feet south of the intersection of CR 179 and Ronald Reagan Blvd on the west side of Ronald Reagan Blvd; 40.717 acres more or less out of the Walter Campbell Survey Abstract #3; WCAD Parcels #R514458, R332409, R485236, R312324 and R337839. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and MF-2-B (Multi-Family). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Applicant: Rhett Dawson on behalf of Frost National Bank, Patrick Hardy Dudgeon, McGraw Minerals, LTD and John L. Robertson, Michael and Reba Beck.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

12. Zoning Case 13-Z-021: Hold a public hearing and consider action on the rezoning of seven parcels located 1225 CR 271 and 1255 CR 271, 1601 and 1515 E Woodview Drive; generally located 1,000 feet east from the northeast corner of the intersection of Hwy 183A and E. Woodview Drive; 66.12 acres more or less; Parcels #R031260, R031259, R432795, R432796, R031261, R433136, R031257. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and interim SFS-2-B (Single-Family Suburban). The property is proposed to be zoned SFC-2-A (Single Family Compact), Leander, Williamson County, Texas. Applicant: Joseph R. Hoover on behalf of Pearson, Samuel & Ida Nell Family Trust, BW & Carlene Pruett Family Trust & Samuel & Ida Nell Family Trust and Pruett BW Jr. Trust & Carlene Pruett Trust of the BW & Carlene Pruett Family Trust, BW & Carlene Pruett Family Trust & Samuel & IDA Nell Pearson Family Trust.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Zoning Case 13-Z-022: Hold a public hearing and consider action on the rezoning of a parcel located 100 Terry Lane, generally located at the southeast corner of the intersection of CR 279 and Terry Lane; 7.1 acres more or less; Parcel #R433342. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned LI-4-C (Light Industrial) and LI-5-C (Light Industrial); Leander, Williamson County, Texas. Applicant: Kenneth L and Linda Bartlett on behalf Providence Motors LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

14. Zoning Case 13-Z-023: Hold a public hearing and consider action on the rezoning of eleven parcels located 8761 and 8771 RM 2243, generally located $\frac{3}{4}$ of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243; 85.037 acres more or less; Parcels #R031304, R031369, R031370, R031371, R432798, R433132, R383410, R031305, R031368, R031303, R031302. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and interim SFS-2-B (Single Family Suburban). The property is proposed to be zoned SFE-2-B (Single Family Estate) and SFU-2-B (Single Family Urban) Leander, Williamson County, Texas. Applicant: Brian Birdwell on behalf of Weldon Stephen and Tammy Walker, and NK Land Investments LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

15. Comprehensive Plan Implementation – Priority #2: Update the Roadway Plan to Incorporate all Planned Pedestrian and Bicycle Corridors. City of Leander Planning Department.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

16. Comprehensive Plan Implementation – Priority #3: Review City Ordinance Provisions Related to the Protection of Trees, Riparian Corridors, Natural Features and Resources. City of Leander Planning Department.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 7th day of November, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis, AICP – Planning Director